

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
																			VALUATION BY		STANDARD															
																			Tax Group: 1		Tax Dist:															
																			BUILDING MARKET VALUE										0							
																			TOTAL MARKET OB/XF VALUE										0							
																			TOTAL LAND VALUE - MARKET										8,000							
																			TOTAL MARKET VALUE										8,000							
																			SOH/AGL Deduction										0							
																			ASSESSED VALUE										8,000							
																			TOTAL EXEMPTION VALUE										0							
																			BASE TAXABLE VALUE										8,000							
						TOTAL JUST VALUE										8,000																				
						NCON VALUE										0																				
						INCOME VALUE																														
						PREVIOUS YEAR MKT VALUE										8,000																				
DOR CODE		0000		VACANT																																
MAP NUM					MKT AREA		07																													
NEIGHBORHOOD/LOC		8026.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES					DIXIE AV, CALLAHAN															BLD DATE				LGL DATE		06/02/2023		MLU								
																				XF DATE				LAND DATE												
																				INC DATE				AG DATE												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																			